

# North Creek / NE195<sup>th</sup> Street Subarea Plan

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## Summary

The plan for the North Creek / NE 195<sup>th</sup> Street Subarea encompasses several business parks, existing and planned retail concentrations, and single family and multi-family residential areas. The Subarea plan seeks to encourage the further development of the existing business parks, provide support services and housing, and protect and enhance adjacent residential development.

Highlights of the plan include the following:

- Continuation of business park development;
- Provision for residential development at a variety of densities in support of employment centers, retail areas and transit service;
- Provision for retail shopping and services opportunities;
- Protection and enhancement of critical areas and improvement of North Creek water quality;
- Development of park sites and trail connections with increased pedestrian and bicycle linkages.

## Subarea Profile

### Location

The North Creek / NE 195<sup>th</sup> Street Subarea is located in both King and Snohomish Counties in the east-central portion of Bothell. It is bordered on the north by 240<sup>th</sup> Street SE and Fitzgerald Road and on the east by an electrical transmission line corridor between 240<sup>th</sup> Street and various property lines just south of the Hollyhills development and west and south of the Pioneer Meadows development. On the west, it follows approximately the 108<sup>th</sup> Avenue NE alignment south to NE 195<sup>th</sup> Street, then Interstate 405 to State Route 522, the southern boundary. The Subarea is surrounded by the Hollyhills / Pioneer Hills / Morningside Subarea on the east, Fitzgerald / 35<sup>th</sup> Avenue SE Subarea on the north, Maywood / Beckstrom Hill Subarea on the west, Downtown Subarea on the west and south, and the Brickyard Road / Queensgate Subarea, also on the south (see **Figure 1**).

The total Subarea comprises approximately 885 acres and 1.38 square miles.

### Physical Geography

The North Creek / NE 195<sup>th</sup> Street Subarea consists of a portion of the North Creek Valley floor and surrounding hillsides. The eastern boundary is defined by the slopes of Bloomberg Hill. The western

boundary encompasses a portion of the eastern slopes of Beckstrom Hill (see **Figure 1**). The hillsides and ridge lines contribute greatly to the beautiful setting of the valley, producing the "feathered edge" effect from the many conifers present. The Subarea drains into two basins, the North Creek and Sammamish River Basins. Little Bear Creek Basin is just to the east.

North Creek water quality and wildlife habitat functions have suffered from non-point source pollution and increased flows, resulting from increased impervious surfaces from development in the valley and upstream. North Creek originates near Everett in Snohomish County and enters the Subarea just east of the intersection of Fitzgerald Road and 240th Street SE. It flows through the business parks, under I-405, through the University of Washington - Bothell / Cascade College (UWB/CC) campus, under SR 522 and empties into the Sammamish River. North Creek is a 'shoreline of the state' which places it within the jurisdiction of the City's Shoreline Master Program. The natural environment of the Subarea is dominated by North Creek and its associated wetlands as well as the slopes on the east and west portions of the Subarea.

## **Built Environment**

### *Residential Development*

Existing residential development is located primarily on the east and west hillsides of the North Creek Valley, but also includes a large apartment complex on the valley floor at the south end of the subarea. There is potential for significant additional residential development based on the Residential - Activity Center designation on the valley floor.

### *Historic Properties*

The City's Historic Resources Inventory includes several properties as potentially historic.

Historic structures which have been restored during development activity include the Monte Villa farm house and Barn located within the Monte Villa Business Park.

### *Commercial Development*

This Subarea represents a major employment center in the City of Bothell and the region. The Schnitzer North Creek Business Park between NE 195th Street and the County line, east of I-405, encompasses 140 acres.

The Bothell Business Park south of NE 195th Street encompasses 170 acres. The Monte Villa Center Business Park north of the County line and south of Fitzgerald Road/240th St SE, and east of I-405 encompasses approximately 80 acres.

In addition, there is a concentration of retail activity including a Home Depot, a Staples, restaurants and a 24-Hour Fitness Center at the south end of the subarea.

### *Schools*

The Northshore School District administrative offices are located within the subarea. The University of Washington - Bothell, Cascadia College, Canyon Park Junior High and Maywood Hills Elementary are located adjacent to the western boundary of the Subarea.

## *Parks and Open Space*

The City owns four lighted sports fields located within the business parks south of NE 195th Street. Three hiking, walking and biking trails exist in the Subarea. The North Creek trail along North Creek throughout the business parks north and south of NE 195th Street is privately owned and maintained, but open to the public. The North Creek Trail is connected to the Sammamish River Trail through the UWB / CC campus.

A small trail segment exists just north of the multi-family residential development in the southeast corner of the Subarea. This trail is City owned and maintained.

The North Creek Forest is a City-owned open space area located west of 112<sup>th</sup> Avenue NE and Interstate 405 and north of NE 202<sup>nd</sup> Street, if extended. This open space area offers research and learning opportunities as well as provides important wildlife habitat for a number of avian and terrestrial species.

The transmission corridor along the eastern border of the Subarea provides an opportunity for the creation of a new trail and a possible linkage to regional systems north and south.

## *Sanitary Sewer and Water*

The area north of the County line is in the Alderwood Water and Sewer District. The King County portion is served with City of Bothell lines which tie into the King County Metro sanitary sewer trunk line. King County Metro also has a portal facility at the southeast corner of the intersection of NE 195<sup>th</sup> Street/North Creek Parkway to serve the Brightwater Treatment Facility, and operates a storage tank within the business park which is located beneath the 1<sup>st</sup> Lieutenant Nicholas Madrazo Park.

## *Utilities*

The Subarea is served by electricity, natural gas, telephone, wireless phone service, and cable television. A 115 kilovolt transmission line and the Olympic petroleum pipeline are located along the eastern border and within the southeastern portion of the Subarea.

# **Transportation**

## *Streets*

The North Creek / NE 195th Street Subarea is served by collector and arterial streets within the business parks. However, the Subarea's street system is constrained by topography, wetlands, North Creek, and the freeways. The City has identified the following improvements for this area:

1. Proposed improvements to 120<sup>th</sup> Ave NE to include widening to accommodate an additional northbound through lane, and adding a second left turn lane at the 120<sup>th</sup> Ave NE/NE 195<sup>th</sup> ST intersection.
2. Widening of NE 195<sup>th</sup> ST to include a third westbound through lane between North Creek Parkway and the I-405 interchange.

## *Sidewalks/Walkways*

Sidewalks are present in the business parks and within the residential developments. Further, this Subarea includes the North Creek Regional Trail which serves as a shared use path for bicyclists and pedestrians.

## *Bicycle Routes*

There are existing bicycle lanes within this Subarea along NE 195 Street, 120 Avenue NE, and North Creek Parkway South. This Subarea also includes the North Creek Trail, which serves as a shared use path for bicyclists and pedestrians.

## *Transit*

King County Metro, Community Transit, and Sound Transit serve the Subarea. In addition, the UWB / CC campus within the Downtown Subarea contains a transfer station with bus stops that serve all three transit agencies.

## **Past zoning and comprehensive plan provisions**

The North Creek / NE 195<sup>th</sup> St Subarea was originally planned under the North Creek Valley Special Plan and Development Guidelines in 1979 which were amended in 1981. The area was split into subdistricts A, B, C, D, E, and F wherein specific use and regulations were applicable to each subdistrict. Subdistricts A and B, comprising the valley floor, were designated for the most intense uses of business park and retail. In 1996, with the adoption of regulations to implement the *Imagine Bothell...* Comprehensive Plan, the number of subdistricts was reduced from the original 6 to 2. Subdistrict A covered the valley floor area comprising the business parks and retail areas. Subdistrict B covers the east and west hillside areas which are predominantly residential.

# North Creek Subarea Plan Elements

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## Land Use

### Policies

Note: Many of the Land Use policies are depicted on **Figure 3** entitled Land Use Designations.

1. Land containing a critical area or areas is subject to regulations which may reduce the density or intensity of development allowed to less than that indicated by the plan designation.
2. The valley floor, located generally below the 50 foot contour line, is designated as Subdistrict A where Office Professional, Light Industrial, Community Business and residential dwellings at densities controlled by site and building envelope regulations are appropriate (**R-AC, OP, CB, LI** throughout most of the central portion of the map). Examples of allowed uses shall include non-polluting manufacturing (clean light industrial), business-professional offices, educational facilities, recreation facilities, non-freeway oriented public accommodations, retail uses, hospitals, clinics, medical-professional offices and multi-family residential uses. Within that portion of this designation along 120<sup>th</sup> Ave NE, a minor arterial, and south of the North Creek Business Park, motor vehicle sales involving outdoor display and storage is appropriate due to the commercial nature of other existing development in this area. Single-family and mobile homes are not permitted in this area. This designation shall extend east of the utility corridor approximately 500 feet in the southeast portion of the subarea. All other areas of the Subarea is designated as Subdistrict B.
3. Except as noted in Policy 2 above, the area east of the westernmost utility corridor, south and west of the Hollyhills and Pioneer Hills developments and north of SR 522 is appropriate for a mix of attached residential development at one dwelling unit per 2,800 square feet of net buildable area, as described in Land Use Element Policy LU-P4, Office Professional uses; and Neighborhood Businesses (**R 2,800, OP, NB** in the southeast corner of the map).
4. The slope west of I-405 and east of the 108th Avenue NE alignment, extending from approximately the 236<sup>th</sup> Street SE alignment south to approximately the NE 187<sup>th</sup> Street alignment, is appropriate for detached residential development at a minimum lot size of 9,600 square feet, as described in Land Use Element LU-P4, (**R 9,600** in the western portion of the map).
5. The eastern slope of the hillsides south of 240th Street SE, north of the extension of NE 195th and the Seattle Times easternmost property line, and east of 39th Avenue SE/120th Avenue NE is appropriate for, attached or detached residential development at one dwelling unit per 2,800 square feet as described in Land Use Element LU-P4 and office-professional uses (**R 2,800, OP** in the eastern portion of the map).
6. Commercial development in the North Creek / NE 195th Street Subarea shall not include businesses which are dependent on attracting freeway motorists.
7. The land containing the electrical substation and other utility corridors are designated Utility to reflect the existing use (**U** in southeast portion of map).

8. Natural open space within the Subarea should be preserved where possible, including expansion of the North Creek Forest. (<OS> on map).
9. Transit facilities within the Subarea should be developed where appropriate (<T>on map).

## Actions

1. Initiate re-zoning of properties and other amendments to development regulations as appropriate to implement the above policies.

## Natural Environment

### Policies

1. Protect and preserve the wetland, stream, floodplain and hazardous slope critical areas in accordance with the City's Critical Area Ordinance, SEPA process, and the City's Shoreline Master Program. Regulate new development on steep slopes in accordance with the Planning Area-wide Natural Environment and Urban Design Elements.
2. The water quality and fish habitat of North Creek shall be improved, protected and preserved to the greatest extent possible, recognizing the need to balance other functions such as flood control and recreation.
3. Protect the high quality stream and wetlands resources located in this Subarea.

### Actions

1. Continue to work with Snohomish County in implementing the North Creek Watershed Management Plan and other regional planning efforts which identify and implement actions which will aid in reducing the rate and volume of peak flows, and other improvements to water quality and fish habitat.
2. Work with federal, state and regional agencies in identifying fisheries resources in the North Creek / NE 195th Street Subarea.
3. In coordination with the UWB / CC and other watershed resource groups, monitor North Creek and its tributaries for any environmental degradation and take remedial action where appropriate.
4. Surface water generated from new developments and re-developments which is ultimately directed into a stream or wetland and associated buffer shall implement special water quality treatments equal to a Resource Stream Protection Area Menu consistent with the Bothell Design Standards.

## Housing and Human Services

### Policies

1. Provide for a range of housing alternatives within the Subarea for persons of varying incomes and lifestyles. Reference is made to Land Use Policies above, which provide for housing types ranging

from detached residential at minimum lot sizes of 9,600 square feet to attached residential at densities determined by site and building envelope regulations.

## Actions

No specific Housing and Human Services Actions have been identified for this Subarea. Refer to the Planning Area-wide Housing and Human Services Element.

## Economic Development

### Policies

1. Regional employment opportunities shall be encouraged and included in this Subarea of the City and the City shall support such uses with the necessary services and infrastructure improvements.

### Actions

No specific Economic Development Actions have been identified for this Subarea. Refer to the Planning Area-wide Economic Development Element.

## Parks, Recreation and Open Space

### Policies

1. Pursue acquisition and development of a park site or sites and trail connections to serve the Subarea's residential areas west and east of the business parks based on the City's adopted level of service guidelines and the policies as contained in the Parks Recreation and Open Space Action Plan. It is recognized that such parks, while serving the needs of the residents of the Subarea, may or may not be located in the Subarea.
2. Developed and coordinated public access to the North Creek shoreline shall be encouraged for passive recreation purposes where such access will not interfere with critical habitat or other functions and values of critical areas associated with the Creek. Developments along North Creek shall provide a 10-foot pedestrian/bicycle path along the Creek consistent with fisheries needs.
3. Design and provide final engineering for the 1<sup>st</sup> Lt. Nicholas Madrazo Memorial Park as shown in the adopted master plan. Development may be phased depending on available funding. Coordinate development with King County Department of Natural Resources

### Actions

1. Include in the Capital Facilities Element funding for acquisition and development of park(s), open space and trail connections to serve the Subarea.

# Historic Preservation

## Policies

1. Whenever a structure or property listed on the City's historic inventory or register is proposed to be modified or removed, the City shall review, investigate and implement appropriate mitigation measures consistent with the policies and actions of the Historic Preservation Element and any implementing regulations.

## Actions

No specific Historic Preservation Actions have been identified for this Subarea. Refer to the Planning Area-wide Historic Preservation Element.

# Urban Design

## Policies

1. If large areas of impervious surface are necessary, landscaping shall be extensively utilized to avoid negative visual impacts on the surrounding areas including adjacent upland and slope areas.
2. The negative visual impact of buildings with their rear elevations facing I-405 or SR-522 shall be avoided by building orientation and design and/or effective screening and stringent control of the placement of trash receptacles, mechanical equipment and service and loading areas.
3. Motor vehicle dealers located on properties with a community business (**CB**) designation within the Subarea shall install a sight obscuring landscape screen at the side and rear perimeters of all auto sales and display areas. Such screening should be designed to create both an immediate screen and long term viability of plant materials.
4. Building design and location shall be planned to act as noise buffers from the freeway.
5. Freeway oriented pole signs shall be prohibited.
6. Clustering, joint use of walls and parking lots, and combinations of allowed uses are encouraged within the development area allotted by impervious surface requirements. Joint use of parking lots is subject to criteria as found in the, BMC.
7. Lighting use for safety and convenience shall be the minimum necessary and shall be screened to eliminate glare for drivers and for adjacent residences.

Special lighting guidelines and standards for motor vehicle dealers shall be established to allow illumination of vehicle display areas while preventing light spillage onto adjacent properties. Lighting should be of a pedestrian scale which may include low voltage light fixtures with a maximum permitted height.

8. Mid-rise buildings of 7 to 10 stories, or around 100 feet, are appropriate on the valley floor in the area described and designated in subarea Land Use policy 2 (R-AC, OP, CB, LI). Additional height above



100 feet on the valley floor, up to a total of 150 feet, is appropriate only to accommodate manufacturing processes which require a tall structure but few employees. Buildings of up to 5 stories, not to exceed 65 feet, are appropriate in the areas described and designated in subarea Land Use policies 6 (R 2,800, OP) and 7 (R 2,800, OP). Providing for buildings of the heights described in this policy would ensure sufficient employment capacity exists to accommodate extended future growth within the existing boundaries of the area, thereby utilizing infrastructure efficiently and avoiding pressure to expand into established residential areas. Such buildings would be compatible with the scale of the valley setting: around the edges of this area, however, appropriate setbacks, building placement, architectural styles, landscaping, vehicular access, and other requirements should be applied to protect surrounding lower-intensity uses.

9. Predominant views, both from and to the hillside areas, shall be preserved in order to retain the natural character and the sense of identity that the hillside areas now impart as well as the "feathered edge" effect. Visual impact studies shall be provided by the developer detailing the effects of grading, tree removal, building and parking placement and streets proposed in the development plans.
10. Buildings shall be contoured to the hillside for maximum integration with the site and padding or terracing of building sites in the hillside areas is discouraged.
11. Colors of structures on the valley floor shall blend with the valley setting and other buildings.
12. Security fences shall be of colors and materials compatible with the natural surroundings.
13. Buildings designed individually are encouraged. Modular units, tilt-up construction, and other cost effective techniques are not prohibited, but the final visual effect should be one of quality and permanence.
14. The layout of developments, including the location of buildings and streets, shall be designed to effectively preserve the natural terrain and tree cover and minimize site grading.
15. On the valley floor area, buildings designed individually are encouraged. Modular units, tilt-up construction, and other cost effective techniques are not prohibited on the valley floor, but the final visual effect should be one of quality and permanence.

## Actions

1. Work with the Washington State Department of Transportation to encourage that agency to heavily landscape the area within its right-of-way.

## Annexation

No specific Annexation Policies or Actions have been identified for this Subarea. Refer to the Planning Area-wide Annexation Element.

# Utilities

## Policies

1. Sewer lines provided in the Subarea shall be sized to accommodate future development in adjacent service areas at their designated density/intensity.
2. Future replacement towers for transmission lines and expansion of existing substations or construction of new substations should be designed to minimize aesthetic impacts on the neighborhood

## Actions

1. The City shall work with utility providers to implement policy 2.

# Transportation

## Policies

Note: Certain Transportation Policies are graphically depicted on the Arterials, Bicycle Route and Pedestrian Facilities maps; street cross-sections; and other figures included in the Planning Area-wide Transportation Element.

1. The following roads within the Subarea are classified as arterials:

|                                  |   |
|----------------------------------|---|
| Freeway / Limited Access Highway | I-405<br>SR-522   |
| Principal Arterial               | None  |
| Minor Arterial                   | NE 180th Street<br>NE 195th Street<br>39th Avenue SE/120th Avenue NE<br>240th Street SE west of 39 <sup>th</sup><br>Avenue SE |
| Collectors                       | 112th Avenue NE<br>North Creek Parkway<br>240 <sup>th</sup> Street SE (east of 39 <sup>th</sup><br>Avenue SE)                 |

2. NE 195th Street and 120th Avenue NE/39th Avenue SE are part of the proposed Bothell Boulevard system. Any future improvements to these streets should include median landscaping islands, landscaping between the street and sidewalks/walkways, a coordinated street tree program and meandering sidewalks/walkways if practical.
3. Street coverage for vehicular traffic to and within the hillside areas shall be minimized. Streets shall be meandered to follow natural topography whenever possible in order to minimize cutting, filling and grading and to reduce the visual impact of streets on the rest of the Subarea.

4. The following bicycle paths should be designated for the Subarea:

Shared Use Paths

North Creek Trail  
240<sup>th</sup> Street SE (west  
of 39<sup>th</sup> Avenue SE)

Shared signed roadway

240<sup>th</sup> Street SE (east of 39<sup>th</sup>  
Avenue SE)  
North Creek Parkway South (south  
of NE 195<sup>th</sup> Street)  
39<sup>th</sup> Avenue SE/120<sup>th</sup> Avenue NE  
Hollyhills Drive

3. Bicycle routes should be signed as soon as possible. Shared use paths shall be designed and constructed in accordance with AASHTO
4. Except in limited circumstances all new development will be required to install sidewalks. Sidewalks should be constructed of concrete for durability and to reduce long term costs, and should be separated from the street by landscaping wherever possible.
5. I-405 and SR-522 should be visually screened from the surrounding area.
6. Encourage a location for a future transit station/center given the concentration of employment and multifamily uses in this subarea.
7. Promote traffic and pedestrian safety including speed reduction along 120<sup>th</sup> Ave NE/39<sup>th</sup> Ave SE and 112<sup>th</sup> Ave/Ross Road.
8. The City shall prohibit vehicle connection of 112 Avenue NE to the Maywood/Beckstrom Subarea, excepting only emergency vehicle access.

## Actions

Transportation projects within the Subarea are incorporated in the Planning Area-wide Transportation and Capital Facilities elements.

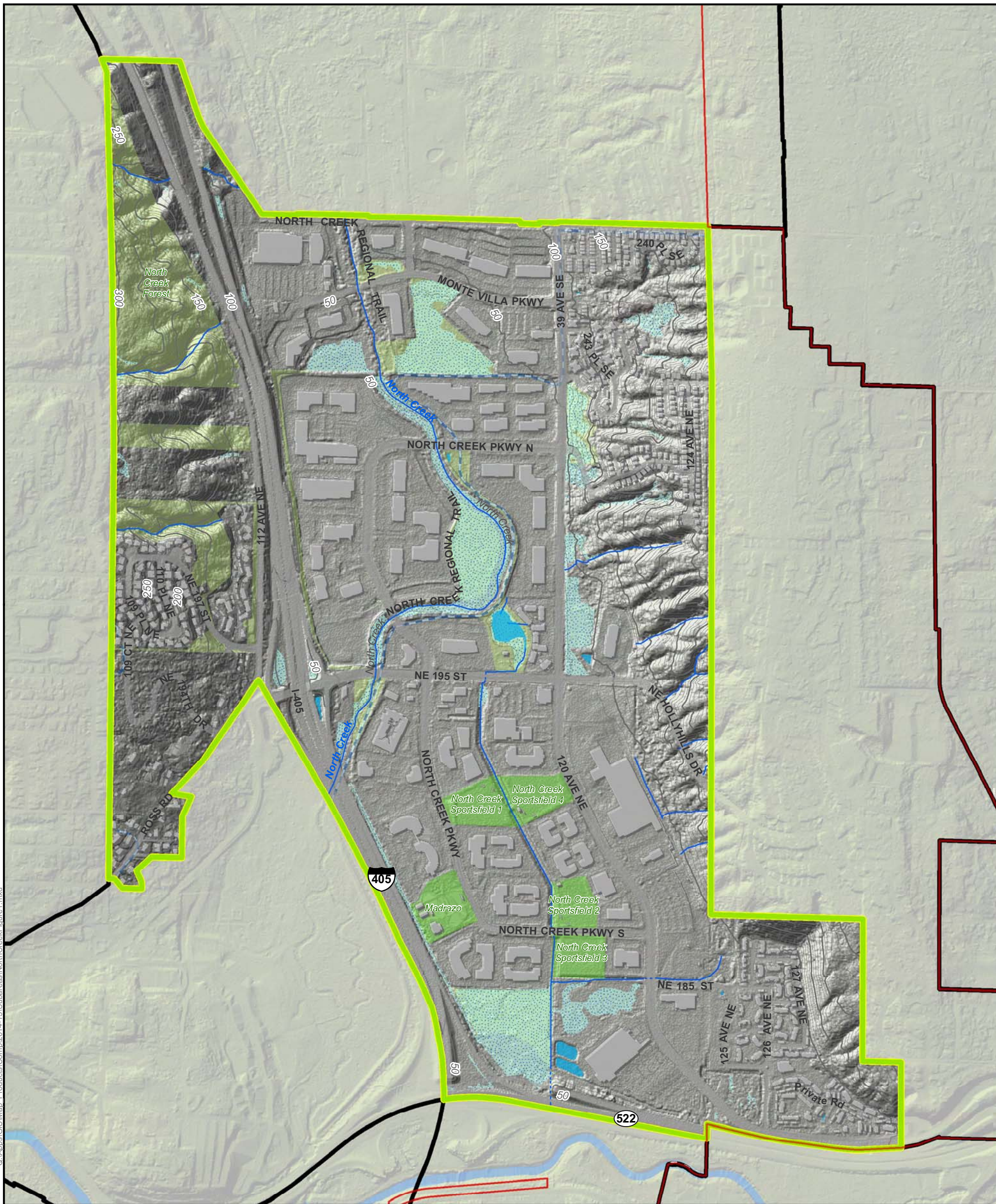
1. Investigate the feasibility of a public- or privately-owned feeder transit service linking the business parks with downtown, park-and-ride lots and major shopping and residential areas.

## Capital Facilities

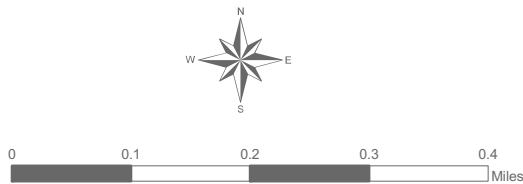
Capital facilities projects within the Subarea are incorporated in the Planning Area-wide Capital Facilities element of the Plan.



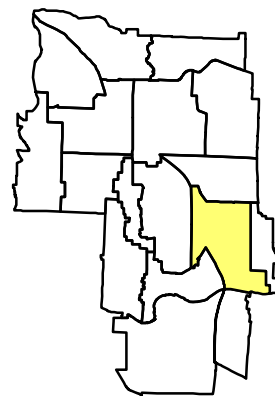
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- North Creek / 195th
- Other Subarea
- Sammamish River
- Stream
- Piped Stream
- Wetlands
- Watershed Basin Boundary
- 10-foot contour
- Park or Athletic Field
- Open Space (Private or Public Owned)
- Bothell City Limits (2015)
- Planning Area Boundary Line



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Planning Subarea Location

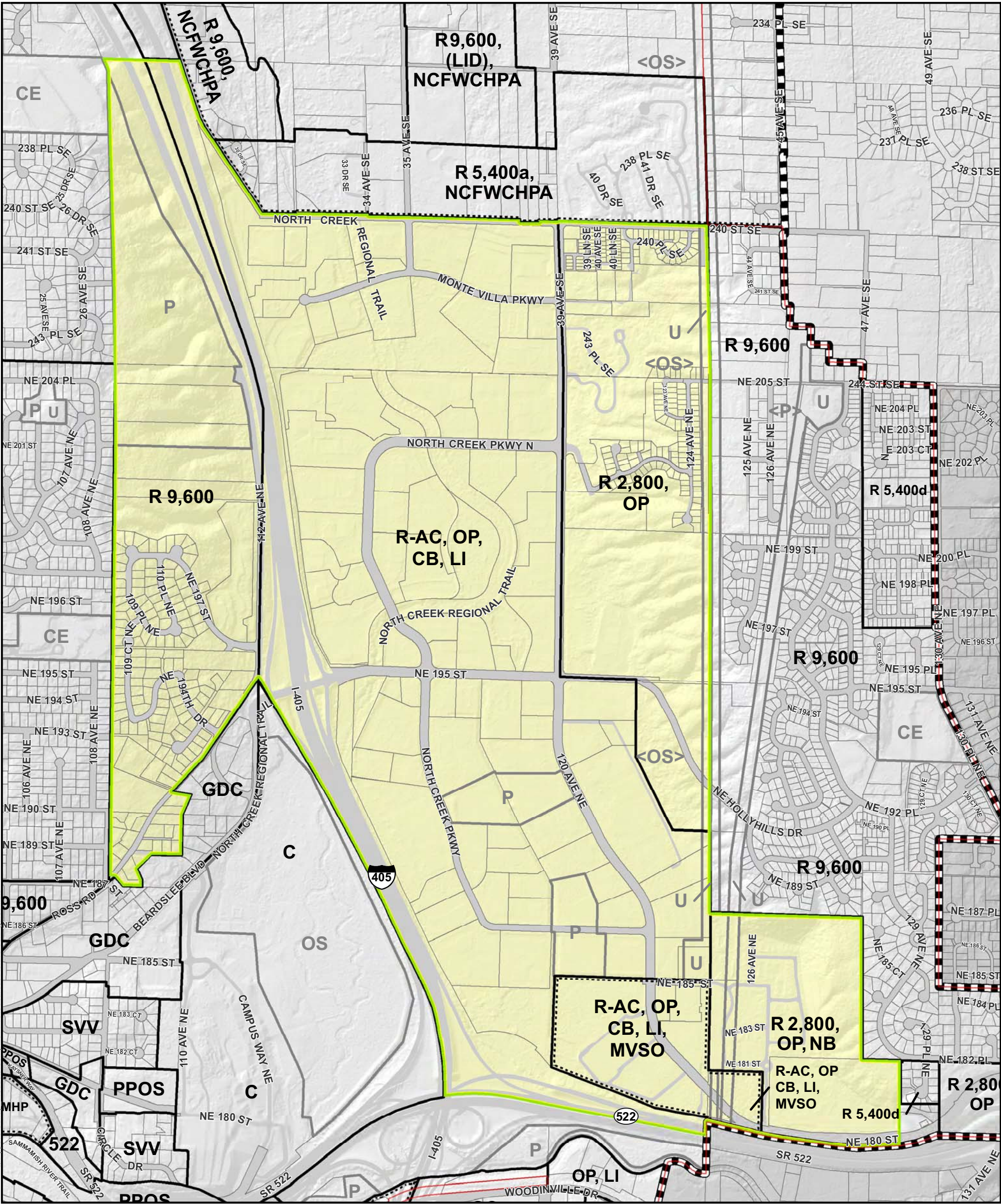
Imagine Bothell...Comprehensive Plan  
2015 Periodic Plan and Code Update

North Creek / 195th Subarea  
Figure 1  
Physical Geography









Land Use Designations (Outside of Downtown)

|          |   |
|----------|---|
| AG       | Agriculture   |
| R 40,000 | Residential 40,000 sq. ft. minimum lot size   |
| R 9,600  | Residential 9,600 sq. ft. minimum lot size  |
| R 8,400  | Residential 8,400 sq. ft. minimum lot size  |
| R 7,200  | Residential 7,200 sq. ft. minimum lot size  |
| R 5,400d | Residential 5,400 sq. ft. minimum lot size (only detached units permitted)  |
| R 5,400a | Residential 1 dwelling unit per 5,400 sq. ft. of net buildable area (attached or detached units permitted)              |
| R 4,000  | Residential 1 dwelling unit per 4,000 sq. ft. of net buildable area   |
| R 2,800  | Residential 1 dwelling unit per 2,800 sq. ft. of net buildable area   |
| R-AC     | Residential-Activity Center (no specific density; number of units controlled by site and building envelope regulations) |
| OP       | Office-Professional   |

Land Use Designations (Outside of Downtown) (Continued)

|          |  |
|----------|--|
| NB       | Neighborhood Business  |
| CB       | Community Business   |
| GC       | General Commercial   |
| LI       | Light Industrial   |
| MHP      | Mobile Home Park   |
| KGC      | Kenmore Gun Club   |
| MVSO     | Motor Vehicle Sales Overlay                                  |
| SSH      | Specialized Senior Housing Overlay                           |
| NCFWCHPA | North Creek Fish & Wildlife Critical Habitat Protection Area |
| (LID)    | Low Impact Development                                       |

Downtown Designations

|      |                            |
|------|----------------------------|
| DC   | Downtown Core              |
| DN   | Downtown Neighborhood      |
| DT   | Downtown Transition        |
| 522  | SR 522 Corridor            |
| GDC  | General Downtown Corridor  |
| SVV  | Sunrise/Valley View        |
| C    | Campus                     |
| PPOS | Park and Public Open Space |

Public Facilities, Utilities, and Open Space

|      |  |
|------|--|
| CE   | Civic-Educational  |
| <CE> | Potential Civic-Educational (location not determined)    |
| P    | Park   |
| <P>  | Park (location not determined)                           |
| T    | Transit Facility   |
| <T>  | Potential Transit Facility (location not determined)     |
| OS   | Dedicated Open Space                                     |
| <OS> | Potential Dedicated Open Space (location not determined) |
| U    | Utility  |



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Imagine Bothell...Comprehensive Plan  
2015 Periodic Plan and Code Update

North Creek / 195th Subarea  
Figure 3  
Land Use Designations

